

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 10-14

JUN 8 2012

As Secretary to the Commission, I hereby certify that on JUN 8 2012 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
|--|---|
| 1. D.C. Register (via e-mail) | 4. Councilmember Kenyan McDuffie |
| 2. Lyle Blanchard, Esq.
Kate Olson, Esq.
Greenstien DeLorme & Luchs
1620 L Street, N.W. Suite 900
Washington, D.C. 20036 | 5. Office of Planning (Harriet Tregoning) |
| 3. Commissioner W. Hugh Youngblood
ANC/SMD 5C03
70 R Street N.W.
Washington, D.C. 20001 | 6. DDOT (Martin Parker) |
| 4. ANC 5C
P.O. Box 26183
Washington, D.C. 20001 | 7. Melinda Bolling, Acting General Counsel
DCRA
1100 4 th Street, S.W.
Washington, D.C. 20024 |
| 3. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 8. Office of the Attorney General (Alan Bergstein) |
| | 9. Property Owners Within 200 Feet (see attached list provided by Applicant) |
| | 10. MLK Library (30 Copies) |

ATTESTED BY:

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 10-14

EXHIBIT NO. 17

ZONING COMMISSION

District of Columbia

CASE NO. 10-14

EXHIBIT NO. 17

441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001

Telephone: (202) 727-6311

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Web Site: www.dcoz.dc.gov

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Monday, September 17, 2012, 6:30 P.M.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 10-14 (Big Bear Café - Map Amendment for 1700 1st Street, N.W. Square 3103, Lot 800)

THIS CASE IS OF INTEREST TO ANC 5C

On May 21, 2010, the Office of Zoning received an application from Stuart Davenport, Big Bear Café (the “Applicant”). The Applicant is requesting approval of a Zoning Map Amendment to rezone Lot 800 in Square 3103 from residential (R-4) to commercial (C-2-A) zoning. The Office of Planning provided its report on July 16, 2010, and the case was set down for hearing on July 26, 2010. The Applicant provided its prehearing statement on May 18, 2012.

The property that is the subject of this application consists of approximately 1,222 square feet of land area and is located at 1700 1st Street, N.W. (Square 3103 Lot 800). The subject property is zoned R-4.

The Applicant proposes to change the zoning of the site from R-4 to C-2-A.

The C-2-A District permits residential and commercial development as a matter of right, to a maximum lot occupancy of 60% for residential use and 100% for all other uses, a maximum density of 2.5 FAR for residential uses and 1.5 FAR for other permitted uses and a maximum height of 50 feet.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which is attached hereto.** This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 10-14
PAGE 3**

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE COHEN, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.



Sq. 3103 Lot 0045
JARROD DEINES
117 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 0046
BLACKWELL ELLEN A
119 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 0048
RAYMOND WONG
143 FLORIDA AVE NW
WASHINGTON, DC 20001-1145

Sq. 3103 Lot 0049
LILLIE M JENKINS
125 FLORIDA AVE NW
WASHINGTON, DC 20001-1145

Sq. 3103 Lot 0062
RUDENE MARIE WALKER-FORD
136 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0063
JOSEPH PECK
126 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0064
DARLESE ROBINSON
124 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0065
JAMES CLARK
122 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0066
YOLANDA L HAWKINS
120 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 2001
JASON M RIVKIN
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 0800
STUART DAVENPORT
1710 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0801
PAUL L PARKER
8418 CUNNINGHAM DR
BERWYN HTS, MD 20740-2621

Sq. 3103 Lot 0802
MATTHEW P CROKE
1704 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0803
BABAK R DJOURABCHI
1706 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0804
FUAD ABDULRAHMAN
1708 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0805
STUART M DAVENPORT
1710 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3103 Lot 0806
DAVID A LIEDMAN
1712 1ST ST NW
WASHINGTON, DC 20001-1118

Sq. 3099 Lot 0802
NATIONAL PARK SERVICE
ATTN: PETER MAY, LAND USE
1100 OHIO DRIVE, S.W.
WASHINGTON, DC 20242

Sq. 0551 Lot 0232
DISTRICT OF COLUMBIA
C/O SUITE 307
1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

Sq. 3103 Lot 0047
PETER J KNOCKSTEAD
121 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 2002
MARGARET A MANGAN C/O UNIT 2
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2003
NADA O HANAFI
1718 1ST ST NW APT 3
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2004
ABENAA ADDEI
1718 1ST ST NW APT 4
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2005
SARA E BUKOVNIK
1718 1ST ST NW APT 5
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2006
MICHAEL C MCNULTY
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2007
BRITTANY BENNETT
1718 1ST ST NW APT 7
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2008
ANDREA RODRIGUEZ C/O UNIT 8
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2009
DELINDA ARMSTRONG
1718 1ST ST NW
WASHINGTON, DC 20001-1140

Sq. 3103 Lot 2010
SHARON STEELE
6211 ERLAND WAY
LANHAM, MD 20706-2481

Sq. RES 276A0000
GENERAL SERVICES ADMIN.
1800 F ST NW, STE 6340
WASHINGTON, DC 20405

Sq. 3101 Lot 0096
LISA D BROWN
1635 1ST ST NW
WASHINGTON, DC 20001-1153

Sq. 3101 Lot 0097
PHILIP DEWEES
2617 NEWTON ST NE
WASHINGTON, DC 20018-2921

Sq. 3101 Lot 0098
ANDRE D EADDY
90 R ST NW
WASHINGTON, DC 20001-1120

Sq. 3101 Lot 0099
ANGELA OTTS
88 R ST NW
WASHINGTON, DC 20001-1120

Sq. 3101 Lot 0100
KARLA LEWIS
PO BOX 76909
WASHINGTON, DC 20013-6909

Sq. 3101 Lot 0101
JENNIPHER M LEMONS
84 R ST NW
WASHINGTON, DC 20001-1120

Sq. 3101 Lot 0114
CECILIA C MCINTURFF
1701 KALORAMA RD NW APT 402
WASHINGTON, DC 20009-3508

Sq. 3102 Lot 0039
MICHELLE R JOHNSON
81 R ST NW
WASHINGTON, DC 20001-1119

Sq. 3102 Lot 0040
BERNARD E BANKS
83 R ST NW
WASHINGTON, DC 20001-1119

Sq. 3102 Lot 0071
MALCOLM JAMISON
1713 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0072
SONYA A WHITE
1715 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0073
KRISTIE WALTON
1717 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0074
LILLIAN AVILES-CHAPA
1719 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0075
C E JOHNSON
1721 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0088
YVETTE T WISSMANN
77 R ST NW
WASHINGTON, DC 20001-1119

Sq. 3102 Lot 0089
JOHNSON
9 R ST NW
WASHINGTON, DC 20001-1111

Sq. 3102 Lot 0090
EDWARD M JONES
1707 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3102 Lot 0110
SCHAIN LOLACHY
309 BOSTWICK LN
GAITHERSBURG, MD 20878-1992

Sq. 3102 Lot 0815
SOLOMON CARR
FIRST STREET
WASHINGTON, DC 20002

Sq. 3102 Lot 0820
J W MCCOTTRY
3713 LEEDS DR
SUITLAND, MD 20746-2228

Sq. 3102 Lot 0823
JOHN M DENTON III
1711 1ST ST NW
WASHINGTON, DC 20001-1117

Sq. 3103 Lot 0032
HEODORE P KILL
34 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0033
MAYA ROCKEYMOORE
132 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0034
MARY L CLARK
130 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0035
MARY L JONES-SMALLWOOD
18 RANDOLPH PL NW
WASHINGTON, DC 20001-1126

Sq. 3103 Lot 0040
DAVID F TONEY
2005 WOLF ST
FT WASHINGTON, MD 20744-3275

Sq. 3103 Lot 0041
SCHUELER R STREET LLC
1811 SST NW OFC 100
WASHINGTON, DC 20009-6148

Sq. 3103 Lot 0042
JOSEPH M BAND
306 COLEBROOK TER
BETHESDA, MD 2084-1818

Sq. 3103 Lot 0043
NOBLE W BAIER
113 R ST NW
WASHINGTON, DC 20001-1121

Sq. 3103 Lot 0044
HAROLD M PELHAM
115 R ST NW
WASHINGTON, DC 20001-1121